

Ramona Grasslands

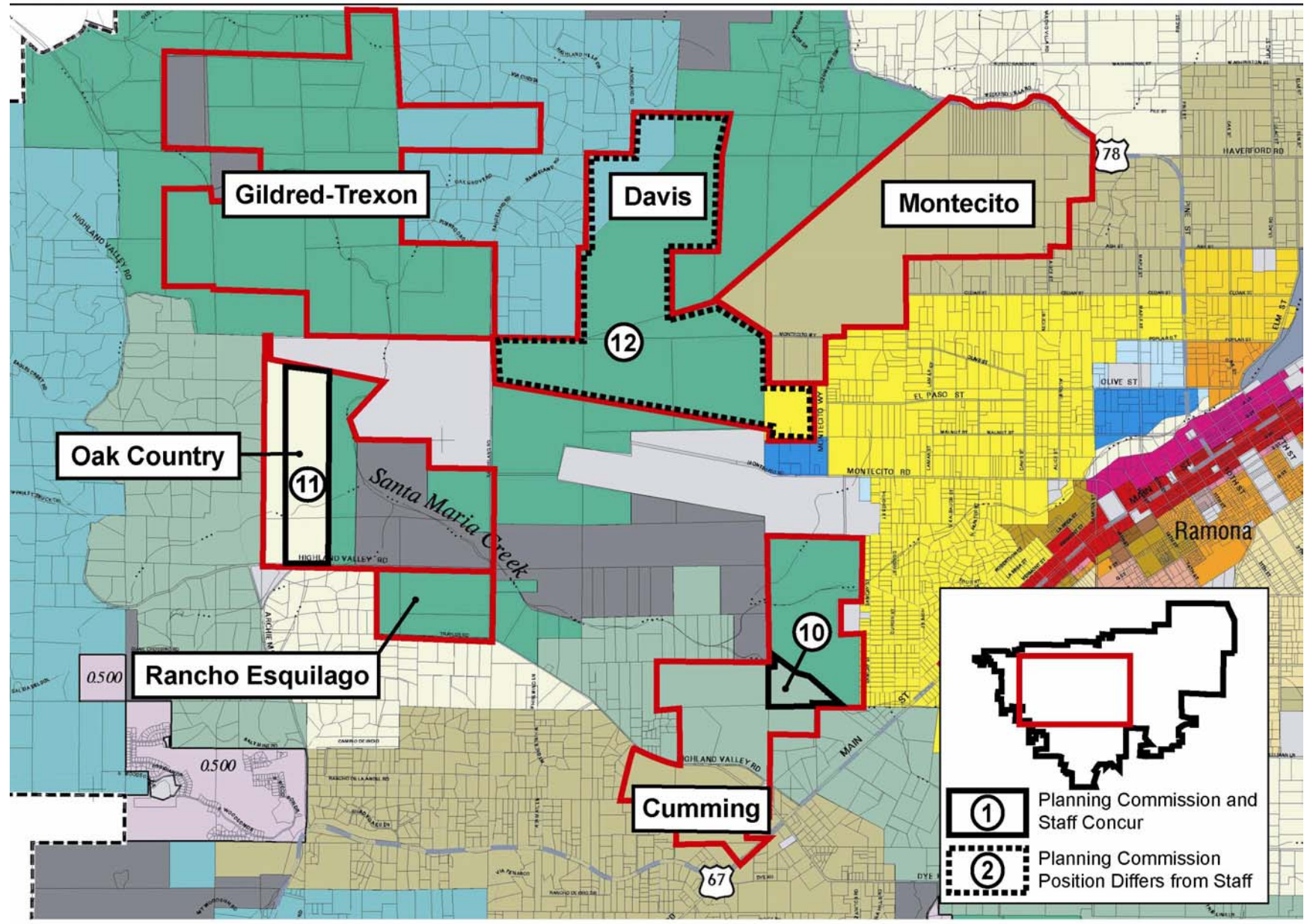
Background & Update

The Ramona Grasslands Project has been a combined effort of the Multiple Species Conservation Program, General Plan 2020 Staff, and property owners to preserve biologically sensitive grasslands while allowing for appropriate development in the community of Ramona. This project was initiated in 2002 as a part of the Multiple Species Conservation Program (MSCP). Using the biological information generated by the MSCP along with General Plan 2020 planning criteria, staff worked closely with landowners in the identified project area to determine appropriate locations and intensities for development.

Staff has completed the Ramona Grasslands Project, concluding more than two years of dialogue with property owners. Working closely with property owners, staff has finalized the land use distribution for this special study area with the exception of one anticipated change to the Rancho Esquilago project location. Consensus has been reached regarding the densities on all former Specific Plan Areas, excluding the Davis/ Eagle Ranch property. Per the Board direction of April, 2004, Staff has held additional discussions or meetings with representatives of this area to attempt to reach agreement. The map below illustrates the various Specific Plan Areas or properties included in the Ramona Grasslands special study area. The matrix highlights locations where consensus was not reached or where changes were made subsequent to the May 2004 Board of Supervisors hearings.

NOTE: The strategy for protecting the Ramona Grasslands originally included a Transfer or Purchase of Development Rights Program. The envisioned intent of such a program was to preserve the sensitive portions of the Grasslands by allowing owners of these lands to exchange (or sell) development “credits” with property owners in more developable locations. However, general consensus has been reached on the majority of the land use designations in this area without the implementation of such a program to date. Staff may continue to explore opportunities for the creation of a TDR or PDR program at the regional scale and may ultimately apply this approach in portions of the Grasslands.

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#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
10	<u>Staff</u> (SR-10) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	(SR-10) Semi-Rural Residential (Cumming Ranch - Driscoll)	<i>Total Area:</i> Approximately 40 acres <i>Current Use:</i> Residential project in process <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> Request maintains wildlife corridor Sensitive resources (creek) buffered Project supports wildlife corridors and preserves sensitive lands in key areas
11	<u>Staff</u> (SR-4) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	(SR-4) Semi-Rural Residential (Oak Country Estates - White)	<i>Total Area:</i> Approx. 160 acres <i>Current Use:</i> Residential project in process <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> Project includes large conservation areas that protect core habitat area Reflects approved project, Oak Country

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12	<p><u>Staff</u> (RL-40) Rural Lands (RL-20) Rural Lands (SR-1) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with Residential designations, however directed staff to reassess Industrial requests with community during Industrial review</p>	No recommendation submitted	Higher Residential density and Industrial lands (Davis/Eagle Ranch, Greene)	<p><i>Total Area:</i> Residential: 1,027 acres Industrial: 204 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (21) Specific Plan Area</p>	<ul style="list-style-type: none"> Increased development would heavily impact critical wildlife corridor and core areas Portions of existing Industrial lands located in this area are currently under-developed Consistent with community model Additional development potential provided within ownership adjacent to existing town